

CITY OF LEWISTON
STAFF REVIEW COMMITTEE MEETING
FINAL MINUTES for October 6, 2016

- I. **ROLL CALL:** The meeting was held in the Third Floor Conference Room of City Hall and was called to order at 9:00 a.m.

Staff In Attendance: Gil Arsenault, Director of Planning & Code, David Hediger Deputy Director/City Planner, Ryan Barnes, Project Engineer, Ryan Coleman, Fire Inspector, Robert Ullrich, Sergeant of Police and Cathy Lekberg, Administrative Assistant, Planning & Code Department.

Other Attendees Present: Mark Lee, Harriman Associates
Julia Sleeper, Tree Street Youth
Ed Toussaint, Owner of 130 Howe Street
Brian Toussaint, Son

- II. **ADJUSTMENTS TO THE AGENDA:** None

- III. **CORRESPONDENCE:** None

- IV. **NEW BUSINESS:**

An application submitted by Harriman Associates on behalf of Tree Street Youth Center to expand their programming into a vacant adjacent area of their 144 Howe Street property to change a portion of the building to an Academic/Educational use. (Continued from September 29, 2016)

Gil started the meeting and said that there were issues not resolved at the last meeting which will be discussed today.

Ed Toussaint asked if there would be lighting at the basketball court and soccer field because lighting would cause problems for his tenants as their bedrooms are on that side. Julia said no, the only lighting would be a safety light. Ed asked if in the future lighting could be added and Gil said it could be done later but they could add a condition that states no lighting permanently. Julia said they were not planning to have any lighting put in there ever.

The Committee and Ed Toussaint discussed the placement of the fencing where the basketball courts and soccer fields would be. Julia said fencing would surround the whole building. Ed suggested moving the court and field to a different area and Mark said that this would not work as there was no other place around the building that would accommodate them.

Ed stated he would like to have ten feet high cedar stockade fence along the property line and Mark Lee told Ed that a ten foot fence would be too high and would not withstand wind pressure.

Ed stated his main priorities were quietness, privacy and looks and Gil said that the plans meet the requirements and should be approved as is.

Julia and Mark told Ed that they would be willing to get together with him to explore other fencing options.

Gil asked Mark for revised details of the plans showing the second fence.

Ryan mentioned two catch basins that needed to be relocated do to existing grades.

The Fire and Police Departments were good with the plans.

The following motion was made as follows:

MOTION: by Ryan Barnes to approve the application submitted by Harriman Associates on behalf of Tree Street Youth Center to expand their programming into a vacant adjacent area to their 144 Howe Street property and to change a portion of the building into an Academic/Educational use with the following conditions:

1. A note is added to the plan that there will be no outside lighting for the play area to encourage nighttime activity on the basketball court and soccer area. Outdoor lighting shall be limited to security lighting.
2. The buffer/ fencing shown on the plans is adequate ;however, the applicant and the abutter at 130 Howe Street may negotiate a different buffer. A revised plan must be submitted to the City showing the final buffer to be installed; however, would not need to be reviewed bythe Committee.
3. The site plan needs to show entire property and all proposed site improvements. .
4. The catch basins need to be relocated further from the front property line with a lower rim height to ensure additional stormwater does note enter Howe Street.
5. A written statement from a professional engineer must be provided that the proposed catch basin can handle the flow of storm water;
6. The gutters should be modified and directed or tied into on-site catch basins.
7. A signature block must be added to the plan.

Second by Ryan Coleman.

VOTED: 4-0 (Passed)

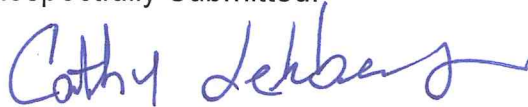
V. **OTHER BUSINESS:** None

VI. **READING OF MINUTES:**

No minutes to adopt at this meeting.

- VII. **ADJOURNMENT:** The following motion was made to adjourn.
MOTION: by **Ryan Barnes** that this meeting adjourns 10:45 a.m.
Second by at **Ryan Coleman**.
VOTED: **4-0 (Passed).**

Respectfully Submitted:



Cathy Lekberg, Administrative Assistant
Planning/Code Department